

\$1,785,000 - 711077 Range Road 64, Rural Grande Prairie No. 1, County Of

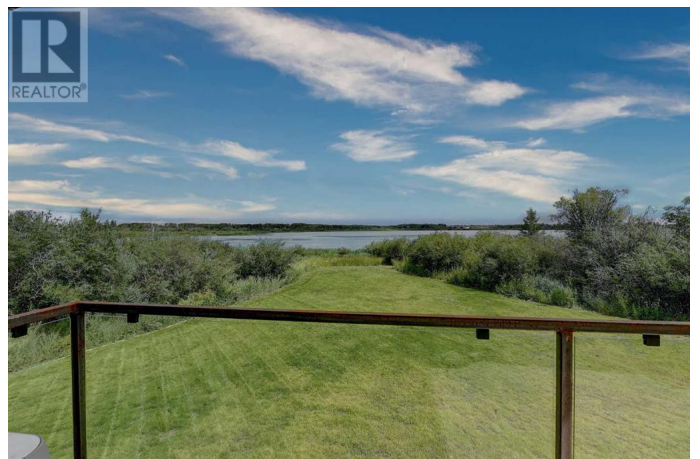
MLS® #A2241825

\$1,785,000

4 Bedroom, 4.00 Bathroom, 1,956 sqft
Single Family on 3.00 Acres

Flyingshot Lake, Rural Grande Prairie No. 1,
County Of, Alberta

Lakeside Luxury on 3 Private Acres—Just 2 Minutes from Grande PrairieWelcome to your dream retreat, where upscale living meets serene lakeside beauty. This one year old custom-built bungalow is perfectly nestled on 3 meticulously landscaped acres backing onto Flyingshot Lake, offering sunrise views, total privacy, and exceptional comfort inside and out. Step into the main level, where rich hardwood floors, soaring vaulted wood-paneled ceilings, and elegant gold accents create a warm yet luxurious ambiance. The heart of the home is the gourmet kitchen, equipped with an oversized gas stove, premium appliances, custom cabinetry, and a massive island ideal for entertaining or everyday family life. The open-concept layout flows effortlessly into the dining and living areas, all designed to maximize natural light and frame the stunning lake views. From both the living room and the primary bedroom, step directly onto the expansive main-level deck, your front-row seat to peaceful mornings and breathtaking sunrises. Surrounded by mature trees and lush landscaping, this outdoor space offers beauty and privacy in equal measure. Two generously sized bedrooms on the main level each boast oversized walk-in closets and private spa-inspired ensuites featuring soaker tubs and double vanities. A stylish and convenient



laundry room completes the main level. Downstairs has a walkout basement with a concrete pad for the lower deck - enjoy a hot tub and unwind! It is a versatile lower level with a wine room, two additional large bedrooms-each with its own walk-in closet, plus a spacious rec area with a wet bar, perfect for a home theater, games room, or personal gym. The home is as functional as it is beautiful, equipped with two furnaces, a boiler system, and air conditioning. The 30' x 35' attached garage is heated and features vaulted ceilings—perfect for storage or projects. The massive 58' x 44' shop is also heated with in-floor heat and includes its own septic system, laundry, a full bathroom, and a spa-like shower. City water is supplied by a premium \$70,000 system, ensuring reliability and peace of mind year-round. This property has it all - luxury, privacy, functionality, and a location just minutes from Grande Prairie. Whether you're relaxing by the lake, hosting guests, or working on your next project, this one-of-a-kind retreat is built to impress.

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Built in 2023

Essential Information

Listing #	A2241825
Price	\$1,785,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,956
Acres	3.00
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	711077 Range Road 64
Subdivision	Flyingshot Lake
City	Rural Grande Prairie No. 1, County Of
Province	Alberta
Postal Code	T8V2Z9

Amenities

Amenities	Water Nearby
Features	Treed, Wet bar, No neighbours behind, Closet Organizers, No Smoking Home
Parking	Attached Garage, Detached Garage
# of Garages	6
View	View

Interior

Appliances	Refrigerator, Gas stove(s), Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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Listing information last updated on October 22nd, 2025 at 9:48pm PDT